

**Table 7.4**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Planning District**  
**Fairfax County, January 2004**

	Median Market Value				Average Market Value			
Planning District	Single Family	Townhouse	Condominium Apartment	All Units	Single Family	Townhouse	Condominium Apartment	All Units
Annandale	\$377,000	\$281,582	\$132,727	\$349,000	\$397,801	\$281,491	\$143,625	\$353,224
Baileys	\$413,557	\$303,880	\$145,623	\$275,586	\$456,204	\$311,322	\$157,602	\$306,406
Bull Run	\$432,329	\$246,283	\$186,377	\$318,178	\$449,504	\$251,820	\$189,871	\$347,083
Fairfax	\$490,540	\$322,198	\$184,661	\$375,000	\$534,751	\$312,026	\$189,771	\$419,148
Jefferson	\$349,904	\$317,228	\$148,868	\$321,119	\$378,253	\$316,298	\$166,250	\$322,944
Lincolnia	\$356,483	\$301,896	\$149,700	\$312,921	\$395,101	\$315,819	\$137,813	\$338,938
Lower Potomac	\$381,813	\$213,497	\$187,688	\$248,340	\$417,987	\$224,005	\$187,092	\$299,367
McLean	\$593,750	\$444,543	\$240,000	\$510,844	\$716,055	\$470,466	\$247,034	\$609,775
Mount Vernon	\$396,340	\$195,967	\$154,710	\$296,582	\$433,595	\$205,516	\$177,629	\$336,338
Pohick 1/	\$423,777	\$251,038	\$177,922	\$367,538	\$473,104	\$249,865	\$170,283	\$395,933
Rose Hill	\$337,937	\$303,393	\$215,521	\$307,714	\$368,086	\$309,876	\$203,306	\$326,592
Springfield	\$339,766	\$260,538	\$138,511	\$302,652	\$364,938	\$268,422	\$151,673	\$311,189
Upper Potomac 2/	\$474,826	\$259,900	\$148,744	\$378,811	\$557,958	\$275,985	\$174,764	\$436,877
Vienna 3/	\$462,345	\$328,681	\$269,075	\$424,750	\$500,303	\$354,683	\$237,863	\$453,482
Fairfax County	\$424,945	\$263,340	\$171,363	\$349,000	\$487,391	\$277,044	\$182,605	\$393,660

Source: Fairfax County Department of Systems Management for Human Services,

Note: Townhouses include townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.